



**County of Orange**

# MEMO

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PA00-0111/PA00-0113/PA00-0114

FILE:

CP01-0038

**DATE:** August 30, 2001  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chad G. Brown, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP01-0038 For Project Nos. PA00-0111, PA00-0113 and PA00-0114, including Vesting Tentative Tract Map 15811 (2nd Revised),  
**APPLICANT:** The Irvine Company

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

The Change Plan application proposes minor changes to accommodate a modification to the grading of one entry road and adjacent slope, as well as a slight revision to the product mix approved in PA00-0111, PA00-0113 and PA00-0114 covering Planning Area 2C/6, 5A and 5B. These Planning Applications provided development entitlement to Vesting Tentative Tract 15811.

## PA00-0111 (PA 2C – portion)

Within PA00-0111 (PA 2C), the project entry road (“A” Street) is being relocated further into the project site and away from adjacent development to the west. The relocation is anywhere from 10 feet near Ridge Park Road to approximately 200 feet further south. This relocation also causes “A” Street to be at a slightly higher elevation than previously, as it moves higher on the proposed terrain within the development area of PA 2C. Within the area where “A” Street was previously located and the new alignment, the topography will be graded and landscaped in a fashion similar to other parts of the development area, creating a relatively flat southerly sloping buffer area.

In conjunction with this street relocation, the entry gate and structure will be relocated closer to Ridge Park Road. A private recreation facility will also be relocated from outside of “A” Street to the inside of this loop street, again further from the adjacent residences. Additional details regarding the amenities to be provided in this center have been added to the document. This relocation of the recreational amenity will also move the facility from PA 5 (PA00-00114) to PA 2C (PA00-0111).

Finally with PA00-0111 (PA 2C), 104 of the previously approved 228 single-family cluster homes will be replaced with 49 more traditional single-family lots and units, similar in size and character to those approved in PA 5 (PA00-0114). With this change in total product mix, there would also be slight realignments of interior streets within the cluster area and

four new local streets within the proposed single-family detached area. In summary, within PA00-0111, the approved unit count would decrease by 55 units from 228 single-family cluster homes to 173 units (124 cluster configuration and 49 single family lots/units).

#### PA00-0113 (PA 5B)

Within PA00-0113 (PA 5B), the modifications proposed by this Changed Plan are limited to the adjustment of lot lines within the approved single-family lots to provide for lots more conducive to a newer product type. The end result of these adjustments is the creation of no additional single-family lots, however the overall configuration is slightly revised. There is no significant change to graded pad elevations and only minor changes to previously approved street alignments or slope/edge conditions.

#### PA00-0114 (PA 5A)

Within PA00-0114 (PA 5A), the modifications proposed by this Changed Plan are limited to the adjustment of lot lines within the approved single-family lots to provide for lots more conducive to a newer product type. The end result of these adjustments is the creation of nine new single-family lots. There is no significant change to graded pad elevations and no change to previously approved street alignments or slope/edge conditions.

The following table provides a summary of the changes to the number of residential units:

PA (CDP)	Approved Dus	Proposed Dus	+/- Change
2C (por.) / 6 (PA00-0111)	228	173	-55
5A (PA00-0114)	73	82	+9
5B (PA00-0113)	83	83	0
Totals	384	338	-46

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Chad G. Brown

#### NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.